



Albemarle County

Legislation Details

File #: 20-315 **Version:** 1 **Name:**

Type: Zoning Map Amendment **Status:** Public Hearing

File created: 4/22/2020 **In control:** Board of Supervisors

On agenda: 8/5/2020 **Final action:**

Title: ZMA201800018 and SP201800023 River's Edge.
PROJECT: ZMA201800018 and SP201800023 River's Edge MAGISTERIAL DISTRICT: Rivanna TAX MAP/PARCEL(S): 032000000005A0 and 032000000005A1
LOCATION: 2260 and 2256 Rivers Edge Lane. Route 29 North, approximately 0.20 miles north from the intersection of Lewis and Clark Drive and Route 29. PROPOSAL: Rezone two properties from Rural Areas (RA) to Planned Residential Development (PRD). Request for a special use permit for the disturbance of preserved steep slopes to accommodate the development of private facilities (entrance and accessway and stormwater management) for the proposed rezoning development. PETITION: Rezone 32.52 acres from Rural Areas (RA), which allows agricultural, forestal, and fishery uses; residential density (0.5 unit/acre in development lots) to Planned Residential Development (PRD) that allows residential (3 – 34 units/acre) with limited commercial uses. A maximum of 100 units are proposed for a gross density of approximately 3 units/acre, and a net density of 12 units/acre. A special use permit for the disturbance of preserved slopes for "Private facilities on preserved slopes" pursuant to Zoning Ordinance Section 30.7.4.b.2. Request for central sewerage system per County Code Section 16-102. ZONING: Rural Areas (RA) OVERLAY DISTRICT(S): Entrance Corridor; Steep Slopes- Managed and Preserved; Flood Hazard Overlay; Airport Impact Area
COMPREHENSIVE PLAN: Neighborhood Density Residential- residential use (3–6 units/acre); supporting uses such as religious institutions, schools, and other small-scale non-residential uses; Privately Owned Open Space; Environmental Features- privately owned recreational amenities and open space; floodplains, steep slopes, wetlands, and other environmental features; in the Hollymead Area of Places29 Master Plan.

Sponsors:

Indexes:

Code sections:

Attachments: 1. TS ZMA18-18, SP18-23 8.5.pdf, 2. Att.A - Staff Report, 3. Att.A1 - Vicinity Maps, 4. Att. A2 - Environmental Features Maps, 5. Att. A3 - Applicant Narrative, 6. Att. A4 - Rezoning App Plan 2.28.20, 7. Att. A5 - Special Use Permit 2.28.20, 8. Att. A6 - Right Turn Warrant Analysis, 9. Att. A7 - Central System Request, 10. Att. A8 - Neighborhood Model Analysis, 11. Att. A9 - Accessory Unit Analysis, 12. Att. A10 - Board Resolution Anti-displacement Policy, 13. Att. A11 - Staff Report CCP2018-04, 14. Att. A12 - PC Minutes CCP2018-04, 15. Att. B - PC Revised Action Letter, 16. Att. C - PC Minutes 5.19.pdf, 17. Att. D - PC Minutes 03-10-20, 18. Att. E - Cover Memo 05-19-20, 19. Att. F - Rezoning App Plan 4.14.20, 20. Att. G - Ordinance to Approve ZMA, 21. Att. H - Resolution to Approve SP

Date	Ver.	Action By	Action	Result
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